



- Three Bedroom Detached Bungalow
- Tucked Away In A Peaceful & Private Position
- Impressive Master Bedroom With En-Suite Shower Room
- Two Further Well-Proportioned Bedrooms
- Sun Room, Study & Utility Area
- Kitchen-Breakfast Room
- Large & Inviting Reception Room
- Private Garden
- Off Road Parking
- No Onward Chain!

**44B King Harold Road, Colchester, Essex . CO3 4SE.**

**\*\*Guide Price £425,000 - £450,000\*\***Tucked away in a peaceful and private position, resides this deceptively spacious three bedroom detached bungalow. Offering versatile reception and bedroom space throughout and offered to the market with added benefit of no onward chain, this home is ready to be occupied without delay. Within easy reach of an array of useful amenities, ranging from; doctors/dentist surgery, convenience stores and well supported by a frequent bus network to Colchester's city centre, everything is conveniently positioned within easy reach.



Call to view 01206 576999



# Property Details.

## Accommodation All On One Level (Bungalow)

### Entrance & Sun Room



21' 3" x 7' 6" (6.48m x 2.29m) Entrance door to front aspect, inset spotlights, radiator, window to rear aspect, patio doors to rear aspect, part vaulted ceiling, doors and access to:

### Study

8' 1" x 7' 2" (2.46m x 2.18m) Window to front aspect, radiator

### Utility Area

8' 9" x 3' 4" (2.67m x 1.02m) Tiled walls, space and plumbing for appliances, integral garage access

### Inner Hall

Inset storage, radiator, loft access above, airing cupboard, doors and access to:

### Bedroom Two



12' 7" x 8' 3" (3.84m x 2.51m) Window to front aspect, radiator

### Bedroom Three



13' 5" x 7' 3" (4.09m x 2.21m) Window to front aspect, radiator

### Master Bedroom



19' 3" x 13' 2" (5.87m x 4.01m) Window to rear aspect, radiator, built in storage, bedside wardrobes and overhead storage, door to:

# Property Details.

## En-Suite Shower Room



W.C, vanity wash hand basin, shower cubicle, tiled walls, window to side aspect

## Family Bathroom



W.C, vanity wash hand basin, panel bath with shower over and glass screen, window to side aspect

## Kitchen-Breakfast Room



16' 3" x 9' 9" (4.95m x 2.97m) A variety of base and eye level units with work surfaces over, inset four ring gas hob with extractor fan over, inset oven and grill, space for fridge & dishwasher under counter, inset sink, drainer and taps over, tiled splashback, breakfast bar, window to front and side aspect, glazed door to side aspect (leading to rear garden), radiator

## Reception Room



19' 5" x 13' 8" (5.92m x 4.17m) Window to side aspect, patio doors to rear aspect (leading to rear garden) feature fireplace, radiator x2, communication points

## Outside, Garden, Parking & Garage

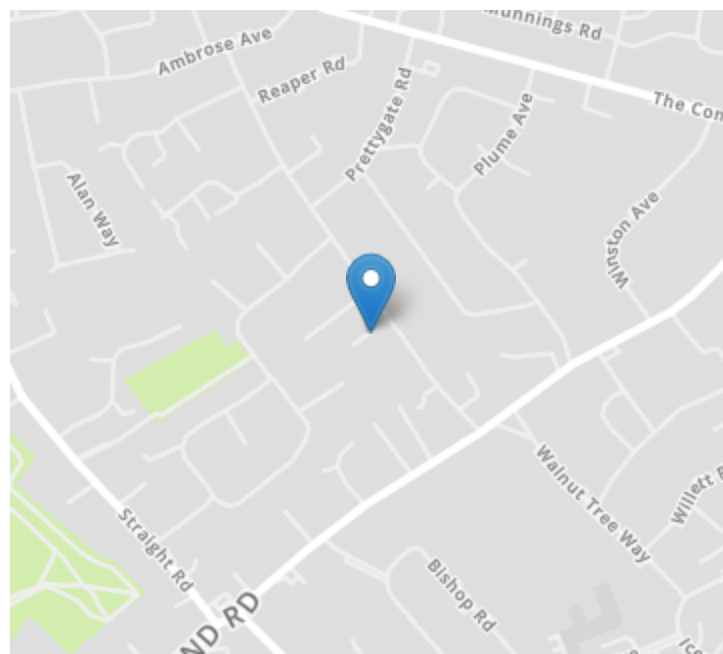
This excellent bungalow benefits from an enclosed rear garden, cleverly divided into two generous sections - one accessible from the sun room, the other from the living room. The garden offers a low maintenance design, with the majority paved and only a small central section laid to lawn. To the front, off road parking is available and there is the added benefit of a garage, ideal for additional storage.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.